

Denis Law
Mayor

City of Renton



City Clerk - Jason A. Seth, CMC

November 13, 2014

Jay Grubb
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, WA 98032

Re: Hearing Examiner's Final Decision upon Reconsideration for Ikea Site Plan &
Modification - LUA-14-000951

Dear Mr. Grubb:

Attached is your copy of the Hearing Examiner's Final Decision upon Reconsideration in the
above-referenced matter.

If I can provide further information, please feel free to contact me or Rocale Timmons, the
Associate Planner at (425) 430-7219.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jason A. Seth".

Jason A. Seth
City Clerk

Enc.: Request for Reconsideration

cc: Hearing Examiner
Rocale Timmons, Associate Planner
Jennifer Henning, Planning Director
Vanessa Dolbee, Current Planning Manager
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Sabrina Mirante, Secretary, Planning Division
Ed Prince, City Councilmember
Julia Medzegian, City Council Liaison
Parties of Record (2)

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8 BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

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10 RE: Ikea

11 Site Plan and Modifications

12 LUA14-000951
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)
) FINAL DECISION UPON
) RECONSIDERATION
)
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14 Whereas, by letter dated November 10, 2014, the applicant of the above-captioned matter has
15 requested reconsideration in order to request a modification to Condition No. 4 of the Final
16 Decision of the above-captioned matter; and

17 Whereas, the requested modification follows a recommendation submitted by staff during the
18 hearing on the above-captioned matter, admitted into the record as Ex. 15, and

19 Whereas, the staff recommendation was consistent with applicable parking standards and was
20 inadvertently omitted from the FINAL DECISION, NOW, THEREFORE, IT IS ORDERED,
21 ADJUDGED AND DECREED:

22 Condition No. 4 of FINAL DECISION of the above-captioned matter is hereby modified as
23 follows:
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1 4. The applicant shall revise the site plan to reflect a parking area which
2 operates at no less than 90% of capacity, or no more than 1,508 parking stalls,
3 upon full buildout of the facility including proposed expansion areas. Until
4 such time expanded areas are constructed the applicant may provide no more
5 than 1,595 parking stalls. The revised site plan shall be submitted to, and
6 approved, by the Current Planning Project Manager prior to construction
7 permit approval.

8 DATED this 13th day of November, 2014.

9 
10 Phil A. Olbrechts

11 City of Renton Hearing Examiner

12 **Appeal Right and Valuation Notices**

13 RMC 4-8-080 provides that this final decision upon reconsideration of the hearing examiner is
14 subject to appeal to the Renton City Council. RMC 4-8-110(E)(14) requires appeals of the hearing
15 examiner's decision to be filed within fourteen (14) calendar days from the date of the hearing
16 examiner's decision. Additional information regarding the appeal process may be obtained from the
17 City Clerk's Office, Renton City Hall – 7th floor, (425) 430-6510.

18 Affected property owners may request a change in valuation for property tax purposes
19 notwithstanding any program of revaluation.
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